

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Ryan Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$871,750 Property Type House Suburb Reservoir

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Godley St RESERVOIR 3073	\$916,000	21/10/2023
2	38 Botha Av RESERVOIR 3073	\$911,000	07/10/2023
3	11 Grimwade St RESERVOIR 3073	\$899,000	21/10/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/10/2023 08:04



 3  1  2

Rooms: 5
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2023: \$871,750

Comparable Properties



16 Godley St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$916,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 797 sqm approx



38 Botha Av RESERVOIR 3073 (REI)

Agent Comments

 4  1  4

Price: \$911,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 897 sqm approx



11 Grimwade St RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$899,000
Method: Private Sale
Date: 21/10/2023
Property Type: House
Land Size: 891 sqm approx

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